



# Public Notice

**US ARMY CORPS  
OF ENGINEERS  
St. Louis District  
Gateway to Excellence**

**Reply To:  
U.S. Army Corps of Engineers  
Attn: Regulatory Branch  
1222 Spruce Street  
St. Louis, Missouri 63103-2833**

**Public Notice No.  
P-2515  
Public Notice Date  
December 28, 2005  
Expiration Date  
January 18, 2006**

**Postmaster Please Post Conspicuously Until:**

File Number: 2005-45314

Interested parties are hereby notified that an application has been received for a Department of the Army permit for certain work in waters of the United States, as described below and shown on the attached maps.

**COMMENTS AND ADDITIONAL INFORMATION:** All comments and/or requests for public hearing must reach this office no later than the expiration date of the Public Notice to become part of the record and be considered in the decision. Comments should be mailed to the following address:

U.S. Army Corps of Engineers  
Regulatory Branch  
1222 Spruce Street  
St. Louis, Missouri 63103-2833  
ATTN: Mr. Rob Gramke

**APPLICANT:** Triton Companies, Attn: Mr. Chris Maniscalco, 21 Hawk Ridge Circle, Lake St. Louis, Missouri 63367.

**AGENT:** Brookside Environmental Services, Attn: Mr. Gerry Boehm, 1555 Kisker Road, Suite 113, St. Charles, Missouri 63304.

**LOCATION:** The project site is located in the southwest quadrant of the intersection of Highway Z and Interstate Route 70. More specifically, the site is located in Section 25, Township 47 North, Range 1 East, City of Wentzville, St. Charles County, Missouri.

**PROJECT DESCRIPTION:** Applicant seeks authorization to conduct site grading in conjunction with the development of a 29.2-acre site for commercial use. The proposed development will include a large retail anchor store, several smaller outlots, associated parking lots, on-site detention/stormwater features, and utility infrastructure. The jurisdictional "water of the U.S." located on the site is an unnamed tributary to Peruque Creek that flows along the Northern side of the project site and exits under Route Z. The unnamed tributary has a high gradient and appears to be flashy in nature as its primary hydrology source is a small industrial development near I-70. The unnamed tributary is an intermittent stream that contains a healthy riparian corridor and several small pools with insect larvae, snails, and freshwater crustacean. However, no steady flow of water or fish species have been

witnessed on the site.

The applicant proposes to pipe approximately 915 lineal feet of the unnamed tributary to support lots for the commercial development along Interstate 70 and Route Z. Although alternatives were explored and the applicant attempted to minimize impacts to the tributary, the steep grades of the site, the location of the tributary, and the financial burden of the lost lots are driving the need for the applicant to pipe the tributary. Total permanent impacts to waters of the United States are 915 lineal feet.

The applicant has proposed compensatory mitigation for unavoidable permanent impacts to "waters of the U.S." through the restoration, enhancement, and preservation of up to 1,900 linear feet of an unnamed tributary to Peruque Creek. The proposed mitigation area is located approximately one mile south of the project site.

**LOCATION MAPS AND DRAWINGS:** See attached maps.

**ADDITIONAL INFORMATION:** The project plans may be viewed in more detail by visiting the Public Notice section of our website at <http://www.mvs.usace.army.mil/permits/>. Additional information may be obtained by contacting Rob Gramke, Project Manager, U.S. Army Corps of Engineers, at (314) 331-8187. Your inquiries may also be sent by electronic facsimile to (314) 331-8741 or by e-mail to [robert.gramke@mvs02.usace.army.mil](mailto:robert.gramke@mvs02.usace.army.mil).

**AUTHORITY:** This permit will be issued or denied under the following: Section 404 of the Clean Water Act (33 U.S.C. 1344).

**WATER QUALITY CERTIFICATION:** The project plans have been submitted to the Missouri Department of Natural Resources, Water Pollution Control Program for state certification of the proposed work in accordance with Section 401 of the Clean Water Act. The certification is requested as of the date of this Public Notice, and if issued, will express the Agency's opinion that the proposed activities will not violate applicable water quality standards. Written comments concerning possible impacts to waters of Missouri should be addressed to: Water Protection Program, Post Office Box 176, Jefferson City, Missouri 65102-0176, with a copy provided to the Corps of Engineers.

**SECTION 404 (b)(1) EVALUATION:** The impact of the activity on the public interest will be evaluated in accordance with the Environmental Protection Agency guidelines pursuant to Section 404 (b)(1) of the Clean Water Act.

**PUBLIC HEARING:** Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the applicant's proposal. Any request for a public hearing shall state, with particularity, the reason for the hearing, and must be based on issues that would warrant additional public review.

**ENDANGERED SPECIES:** A preliminary determination, in compliance with the Endangered Species Act, as amended, has been made that the work that is proposed would not affect species designated as threatened or endangered, or adversely affect critical habitat. Therefore, no formal consultation request has been made to the United States Department of Interior, Fish and Wildlife Service. In order to complete our evaluation, comments are solicited from the Fish and Wildlife Service and other interested agencies and individuals through this Public Notice.

**CULTURAL RESOURCES:** The St. Louis District will evaluate information provided by the State Historic Preservation Officer and the public in response to this public notice and we may require a reconnaissance survey of the project area.

**EVALUATION OF PROBABLE IMPACTS:** The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the described activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit that may reasonably be expected to accrue from the described activity must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the activity described, will be considered including the cumulative effects. Among factors considered are: conservation; economics; aesthetics; general environmental concerns; wetlands; historic properties; fish and wildlife values; flood hazards; flood plain values; land use; navigation; shoreline erosion and accretion; recreation; water supply and conservation; water quality; energy needs; safety; food and fiber production; mineral needs; consideration of property ownership; and in general the needs and welfare of the people.

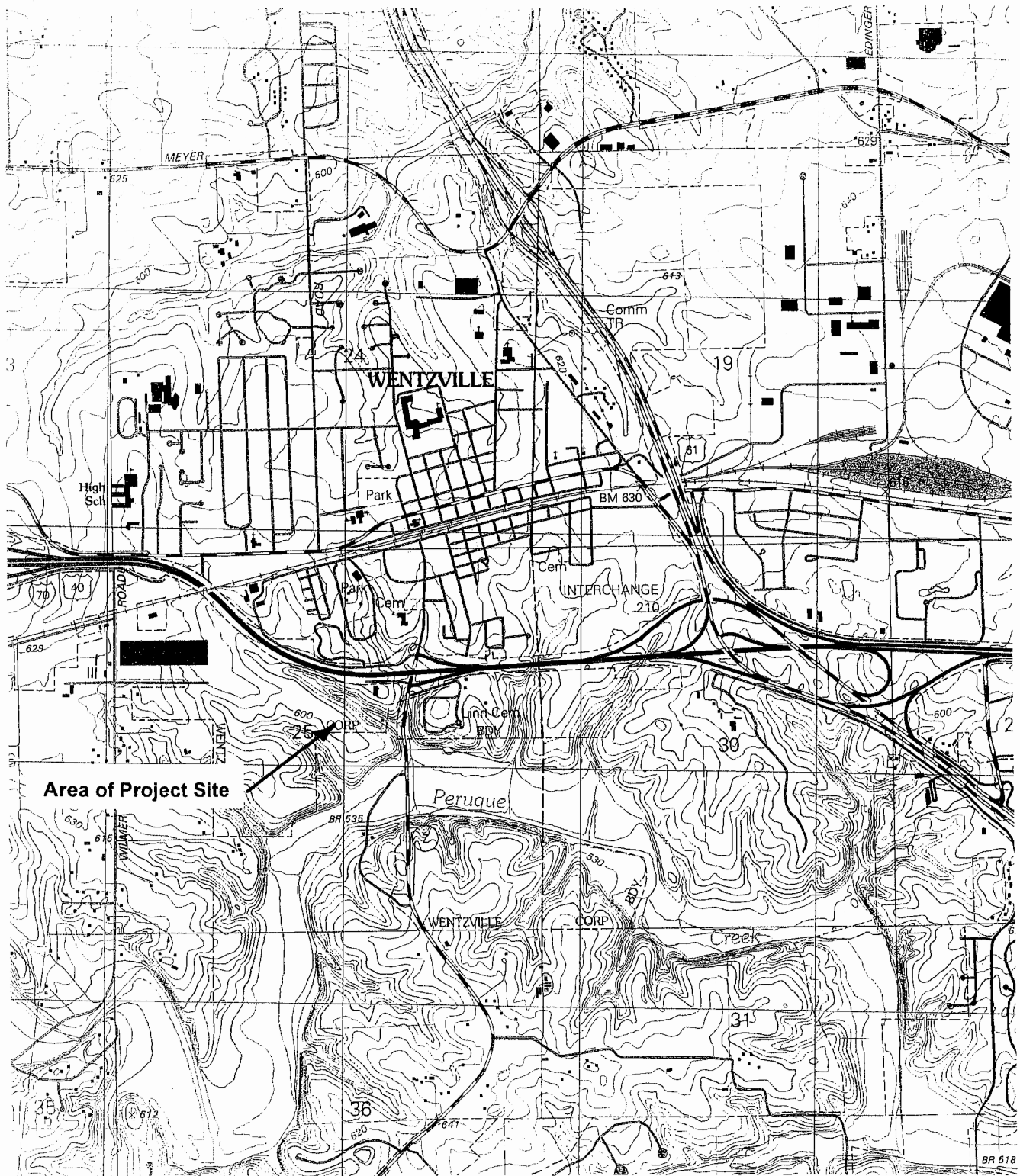
**Solicitation of Comments From The Public:** The U.S. Army Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of the proposed activity. Any comments received will be considered by the U.S. Army Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

  
DANNY D. MCCLENDON  
Chief, Regulatory Branch

Attachments

**NOTICE TO POSTMASTERS:**

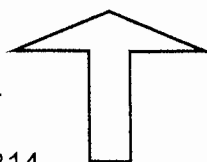
It is requested that this notice be conspicuously and continually placed for 21 days from the date of this issuance of this notice.



Area of Project Site

Yoder Baer & Associates  
5297 St. Louis Rock Road  
Villa Ridge, Missouri 63089  
Phone/FAX: (636) 584-0231

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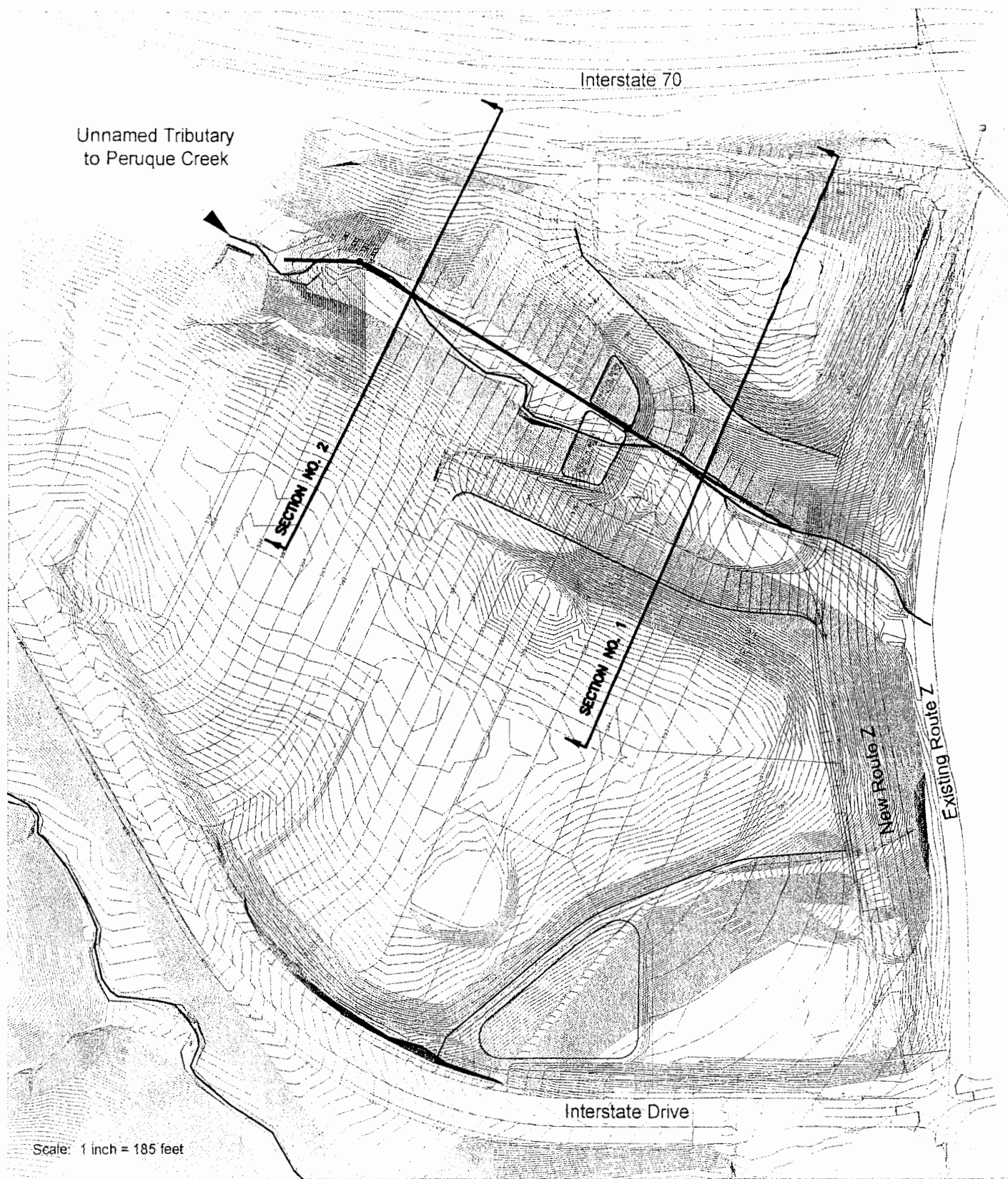


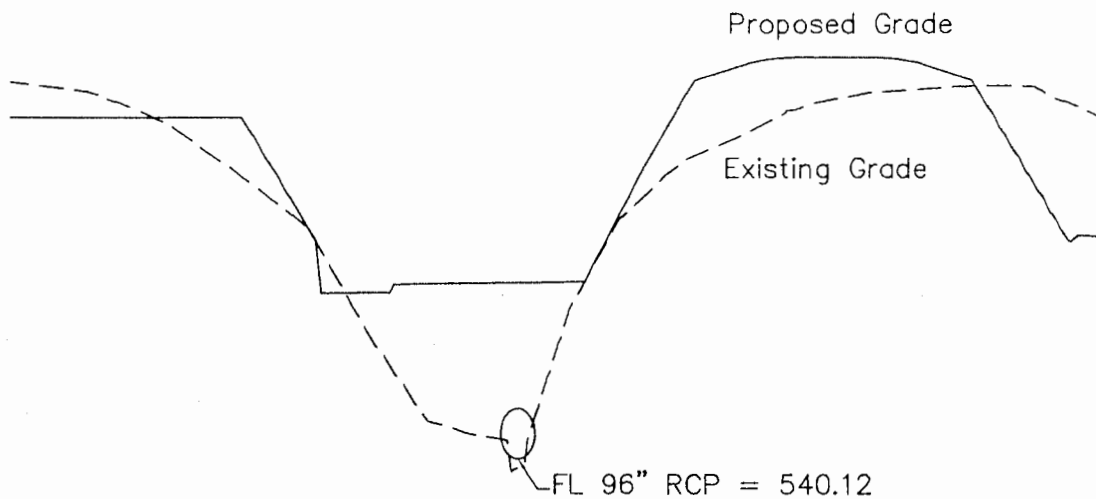
NORTH

Figure 1.0  
Location Map

29.2-Acre Wentzville Bluffs Project Site  
Wentzville, Missouri

Wentzville, MO 7.5-Minute USGS Topographic Map  
Scale: 1 inch = 2000 feet





### SECTION NO. 1

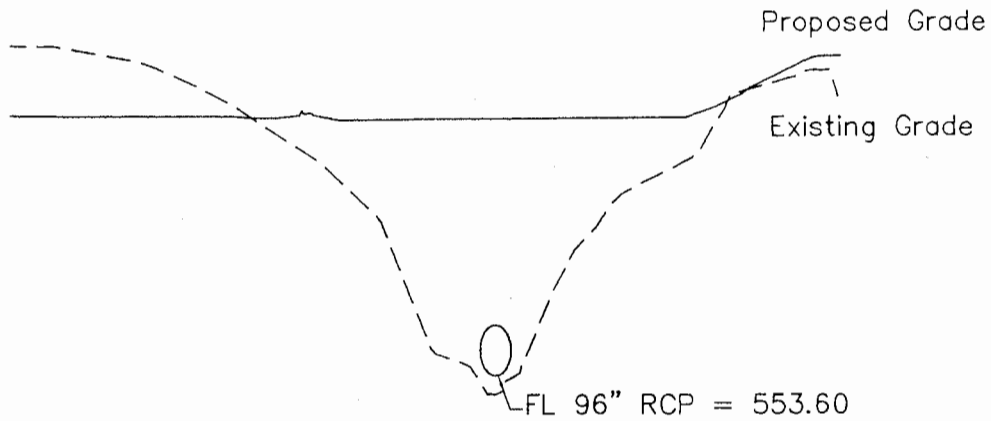
SCALE: VERTICAL 1" = 10'  
HORIZONTAL 1" = 50'

Yoder Baer & Associates  
5297 St. Louis Rock Road, Villa Ridge, MO 63089  
Phone/Fax: (636) 584-0231  
yoderbaer@sbcglobal.net  
Base plan provided by  
Cochran Engineering, Union, Missouri

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Figure 2.0 Cross-Section No. 1  
Wentzville Bluffs Project Site  
Wentzville, Missouri

October 29, 2005



## SECTION NO. 2

SCALE: VERTICAL 1" = 10'  
HORIZONTAL 1" = 50'